





41, Nicholson Avenue, Macclesfield, SK10 2BZ

Situated on Nicholson Avenue, this three-bedroom semi-detached home offers an excellent opportunity to acquire a property with considerable potential in a highly convenient location. Well positioned within easy reach of reputable local schools and everyday amenities, the property is also just a short distance from Macclesfield town centre and railway station.

The home has been well maintained and cherished over the years, yet now presents scope for general modernisation, allowing prospective buyers to tailor the accommodation to their own tastes and requirements. The well-proportioned layout briefly comprises an entrance hall, snug, kitchen, lounge and a separate dining room to the ground floor. To the first floor are three bedrooms and a shower room. Additional benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a front garden with raised beds and hedged borders, along with a stone-flagged driveway providing off-road parking for two vehicles and access to the garage. To the rear, the fully enclosed garden is predominantly laid to lawn and features two raised patio seating areas, creating an ideal space for outdoor dining and relaxation.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Hurdsfield Road (B5043) turning left after a short distance into Queens Avenue. Nicholson Avenue is the fourth turning on the right hand side and the house can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Decorative wrought iron balustrade to the staircase. Understairs storage cupboard with shelving and uPVC double glazed window. uPVC double glazed window. Double panelled radiator.

Lounge

14'01 x 10'10

Wall-mounted gas fire. Ceiling cornice. T.V. aerial point. Shelving to the chimney recess. uPVC double glazed windows to the bay. Double panelled radiator.

Kitchen

11'10 x 7'02

Single drainer one and a half bowl composite sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Breakfast bar. Plumbing for automatic washing machine. Electric cooker point. Space for fridge. Partially tiled walls. Extractor fan. uPVC double glazed window. uPVC door opening at the side elevation. Single panelled radiator.

Dining Area

9'04 x 8'07

Slate tiled fireplace. T.V. aerial point. Single panelled radiator. Open way through to the Garden Room.

Garden Room

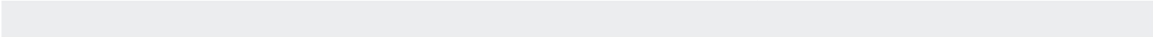
13'00 to the bay x 10'05

uPVC double glazed window. uPVC sliding patio doors to the rear garden. Double panelled radiator.

First Floor

Landing

Handrail and decorative wrought iron balustrade to the staircase. uPVC double glazed window. Single panelled radiator.



Bedroom One

12'02 x 10'07 to the wardrobes

Floor to ceiling fitted wardrobes with integral dressing table. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'06 x 10'11

Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'02 x 7'05

Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Shower Room

The suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Electric shaver point. Cupboard housing the Worcester Bosch combination condensing boiler. Partially tiled walls. Loft access. uPVC double glazed window. Single panelled radiator.

Outside

Garage

15'07 x 9'09

Up and over door. Power and light. uPVC double glazed windows.

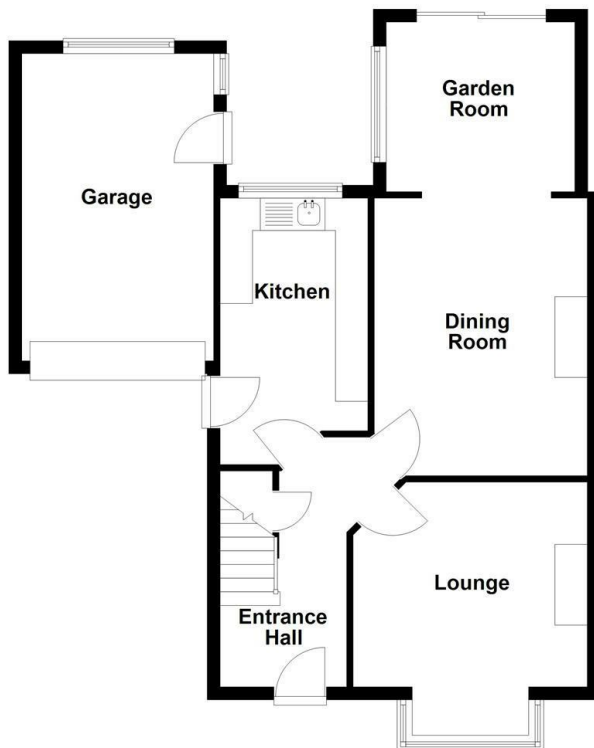
Gardens

To the front of the property is a flagged driveway providing off-road parking and access to the garage as well as a small neat garden with hedged borders. The garden to the rear is fully enclosed within fence panelling and includes a raised stone flagged patio area and a neat lawn with attractively planted herbaceous borders. Included within the sale is a timber garden shed.

£299,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





